

OCTOBER 21, 2014

**ROLL CALL: MARY BRADLEY, CARL ELLIS, MIKE COLEMAN, KEN KERKHOFF AND OWEN ROBERTS. COUNCIL MEMBER ANN MILLER WAS ABSENT. ALSO PRESENT WERE MAYOR BRIAN TRAUGOTT AND CITY ATTORNEY BILL MOORE.**

**DEPT. HEADS: BART MILLER, JAMES ODOM, JOHN WILHOIT AND ALLISON WHITE WERE PRESENT REPRESENTING THEIR RESPECTIVE DEPARTMENTS.**

**PUBLIC COMMENT**

Woodford Forward’s representative Billy F. VanPelt presented (and distributed) an opinion of the organization (Woodford Forward) regarding proposed annexation of 2001 and 2101 Lexington Road. Mr. VanPelt also submitted the presentation electronically to be included in these official minutes as follows:



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**BOARD OF DIRECTORS**

**Tom Biederman**  
*Biederman Real Estate Brokerage*

**Robert Clay**  
*Three Chimneys Farm*

**Dr. Nancy Cox**, Ex officio  
*Dean, University of Kentucky  
College of Agriculture,  
Food and Environment*

**Dorothy Curlin**  
*Hanlen Farm*

**Michael Duckworth**  
*Citizens Commerce National Bank*

**Joe Graviss**  
*Graviss McDonald's Restaurants*

**Phil Meyer**  
*Bohannon-Meyer Insurance*

**Ouita Michel**  
*Holly Hill Family of Restaurants*

**Bennett Williams**  
*The Bell Group*

**Billy F. Van Pelt, II, CEO**

The Honorable Mayor Brian Traugott  
The Versailles City Council Members  
196 South Main Street  
Versailles, KY 40383

RE: Proposed annexation of 2001 and 2101 Lexington Road

Dear Mayor Traugott and Versailles City Council Members,

I am writing on behalf of Woodford Forward. Woodford Forward is a group of citizens and business owners that advocate for innovative policies that promote the highest and best use of urban land and the agricultural use of productive farmland throughout Woodford County. By working with government officials and the community, Woodford Forward provides land use advocacy for the innovative development and redevelopment of our urban areas and adequate infrastructure for citizens and businesses. Through these efforts, we will promote the link between quality of life and economic development.

The land that is proposed for annexation is within our Urban Services Boundary and ideally, based on our Mission, Vision and Values, we would have a position statement favoring annexation. Any plan for this property must include adequate infrastructure and innovative design. The plan for annexation must illustrate that it is the highest and best use of the urban land, and most importantly, that the annexation will contribute to the quality of life and the long-term economic vitality of Woodford County.

The subject properties are designated for use as a Contemporary Neighborhood District in the 2011 Comprehensive Plan. The proposed 2006 rezoning of this land was ultimately denied based on a lack of infrastructure to treat the sewage generated by the development, the additional amount of traffic that would be routed onto U.S. 60, and the fact that there were already over 1,600 residential lots available for construction at that time. It is our understanding that the owner of 2001 Lexington Road will seek a zone change to a residential use. As of today, according to the Versailles-Midway-Woodford County Planning and Zoning office, 1,078 residential lots still remain available for

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construction.

This property is a major gateway into our community. Any new plan must reflect planning and design principles that will attract new residents, businesses and visitors to our community and enhance the quality of life for our citizens. Innovative building and site design, ingress and egress and significant buffers along the U.S. 60 corridor, community amenities for pedestrian and bicycle access, are just a few examples of what must be included in any new plan for this property.

The new plan must also address each issue that was used as the basis for the previous denial of the rezoning of the property. The property owners must provide documentation to the City that there is adequate infrastructure for sewer, water and traffic. Woodford Forward would not be able to support this annexation until such time that the property owners provide this documentation to the City, as well as address the concerns listed above, in advance of the annexation. This documentation shall confirm that any proposed development has adequately addressed each of these infrastructure and design issues.

In the event that there is a future plan, that quantifies and demonstrates an improvement to the overall quality of life, economic vitality, design and adequate infrastructure for the citizens and businesses of Woodford County, we would consider offering our support of this annexation. This is our initial position on this annexation. As Woodford Forward continues to monitor these properties, we would appreciate the opportunity to work with the City and the owners on any future plans.

Sincerely,

  
Billy F. Van Pelt, II, MBA, RLA  
CEO

Mayor Traugott reiterated to the Council that there should be no discussion regarding the issue of rezoning as regards this annexation request.

**MOTION BY BRADLEY, SECONDED BY COLEMAN TO APPROVE AND ADOPT THE MINUTES OF THE OCTOBER 6, 2014 MEETING OF THE COUNCIL.**

**The vote was as follows: Bradley, Ellis, Coleman, Kerkhoff and Roberts voting aye.**

City Attorney Bill Moore presented the newly proposed Interlocal Cooperation Agreement between the City of Versailles and the County of Woodford for the operation of a joint Parks and Recreation program. Mr. Moore noted that the Council had been received the proposed agreement for review and consideration and further noted that the Woodford County Fiscal Court had unanimously approved the agreement at the October 14, 2014 regular meeting.

**Discussion**

Marjorie Evans addressed the Council with her concerns as regards the proposed Parks and Recreation Interlocal Agreement. Ms. Evans expressed that she had no objections to the 55/45 proposed split for operating expenses of the facility, nor did she have any objections to the facilities' services and/or operations. Ms. Evans further noted that her concerns are with the "faulty issues" of the facilities (larger past capital projects and repairs) and the future expense of correcting those issues. Ms. Evans also expressed her concern of the new agreement being entered into until the year 2026, which commits the City beyond the 2020 bond debt service. Ms. Evans briefly discussed the artificial turf installation/maintenance expense of \$650,000, stating that the Woodford County School Board's contribution was a one-time 10- year lease of the field in the amount of \$325,000, which was payable to the Woodford County Fiscal Court and that the remainder of the turf costs was paid with funds of the Woodford Foundation. Ms. Evans' concern was that this turf will be due to be fixed and/or replaced prior to 2026 and who is going to pay for that expense. Also, Ms. Evans' addressed her concern regarding the Fiscal Court "taking funding/monies of the top" before budget funding percentages are determined for the City of Versailles, "much like what was done with Emergency Management". City Attorney Moore noted that the proposed agreement certainly allows for the City/County to more highly scrutinize future budgets of the Parks and Recreation department.

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Council members Kerkhoff and Coleman expressed that the Committee formed to review and revise the agreement felt that the new agreement will allow both the City and County to work closely with Rich Pictor as regards future budgeting processes and to work out any problems or commitments for upcoming capital needs of the facility.

**MOTION BY KERKHOFF, SECONDED BY ELLIS TO APPROVE AND ADOPT THE INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF VERSAILLES, KENTUCKY AND THE COUNTY OF WOODFORD, KENTUCKY FOR THE OPERATION OF A JOINT PARKS AND RECREATION PROGRAM.**

**The vote was as follows: Bradley, Coleman, Ellis, Kerkhoff and Roberts voting aye.**

At the request of Council member Bradley, City Attorney Moore gave first reading of Ordinance No. 2014-43 Annexing a Total of 179.27 Acres Located at 2001 Lexington Road Into the Current City Boundaries further noting legal description is attached as Exhibit 1.

At the request of Council member Bradley, City Attorney Moore gave first reading of Ordinance No. 2014-44 Annexing a Total of 62.29 Acres Located at 2101 Lexington Road Into the Current City Boundaries, further noting legal description is attached as Exhibit 1.

Mayor Traugott distributed a list of options for the Council to review and consider in dealing with abandoned and blighted properties. Mr. Traugott noted that the current practice allows for the citing as a nuisance code violation, offender may appeal and a lien is filed, however, demolition is through property maintenance code, which is not enforced by a City employee. Mayor Traugott options would allow for the City to take control over enforcement of abandoned and blighted properties. Mayor Traugott indicated that current ordinances have “no teeth” in them, however the powers and duties of the Abandoned and Blighted Properties Committee could be expanded. Mayor Traugott placed the issue for further review and consideration in the Facilities Committee.

Council member Mary Bradley inquired as to whether or not the Fire Department could use the abandoned properties for training purposes. Chief Odom noted that such training is EPA regulated and expensive.

Public Works Director Bart Miller presented a list of Public Works property to be surplus and advertised for as follows:

- 1999 Chevrolet 4WD Pickup Truck/VIN #2550 – Minimum Bid \$1,000.00
- 1999 Ford Crown Victoria/VIN #4827 – Minimum Bid \$500.00
- 17’6 x 7’6” Flat Trailer
- John Deere Bush-hog Style Mower – Minimum Bid \$100.00

Mr. Miller further noted that the trailer may be kept and transferred to another department.

**MOTION BY ELLIS, SECONDED BY KERKHOFF TO DECLARE PUBLIC WORKS PROPERTY AS PRESENTED AS SURPLUS PROPERTY AND TO APPROVE ADVERTISEMENT FOR SALE OF SURPLUS PROPERTY (POSSIBLY EXCLUDED 17’6” X 7’6” TRAILER).**

**The vote was as follows: Bradley, Coleman, Ellis, Kerkhoff and Roberts voting aye.**

**DEPARTMENT HEAD/COMMITTEE REPORTS**

Mayor Traugott announced that Trick-r-Treat would be held on Friday, October 31<sup>st</sup> from 6:00-8:00 p.m.

Mayor Traugott announced that the Strategic Plan document would be presented on October 28<sup>th</sup> at 7:00 p.m. here at City Hall.

Mayor Traugott announced that there would be public hearing on October 30<sup>th</sup> from 5:00-7:00 p.m. for the purpose of hearing the proposal for the Northwest Mobility corridor. The hearing will be held at the Woodford County Middle School.

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Mayor Traugott presented the Woodford County Fiscal Court's proposal to meet on November 25<sup>th</sup> regarding the Interlocal Agreement for Emergency Management Services, however, the City of Midway has requested alternate dates of October 29<sup>th</sup>, November 5<sup>th</sup> or November 12<sup>th</sup> due to a conflict. It was agreed among Council that the November 12<sup>th</sup> date would be conducive to all schedules. Mayor Traugott noted that he would present that date and inform the Council as to the rescheduled date/time/location for that joint meeting.

**MOTION BY ELLIS, SECONDED BY ROBERTS TO APPROVE THE GENERAL LEDGER DISTRIBUTION LIST (BILLS) DATED OCTOBER 21, 2014 AFTER THEY HAVE BEEN PROPERLY REVIEWED AND APPROVED BY THE APPROPRIATE DEPARTMENT HEAD, MAYOR AND CITY TREASURER.**

**The vote was as follows: Bradley, Coleman, Ellis, Kerkhoff and Roberts voting aye.**

**MOTION BY ROBERTS, SECONDED BY ELLIS THAT THE MEETING OF THE COUNCIL ADJOURN.**

**The vote was as follows: Bradley, Coleman, Ellis, Kerkhoff and Roberts voting aye.**

**APPROVED:**

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**BRIAN TRAUGOTT, MAYOR**

**ATTEST:**

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**ALLISON B. WHITE, CITY CLERK**